178.0	0011	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,500 / 930,500
					USE VALUE:	930,500 / 930,500
					ASSESSED:	930,500 / 930,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EVANS PETER N &
Owner 2:	MASCARENHAS ELENA S
Owner 3:	
Street 1:	11 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AHERN THOMAS R & JEANNE C -
Owner 2:	-
Street 1:	11 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,258 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1959, having primarily Wood Shingle Exterior and 1952 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4258.000	547,100		383,400	930,500
Total Card	0.098	547,100		383,400	930,500
Total Parcel	0.098	547,100		383,400	930,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.69 | /Parcel: 476.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121200

GIS Ref

GIS Ref

Insp Date 07/11/16

PREVIOUS ASSESSMENT

Parcel ID 178.0-0011-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	546,900	0	4,258.	383,400	930,300	930,300	Year End Roll	12/18/2019
2019	101	FV	392,800	0	4,258.	383,400	776,200	776,200	Year End Roll	1/3/2019
2018	101	FV	392,800	0	4,258.	323,200	716,000	716,000	Year End Roll	12/20/2017
2017	101	FV	392,800	0	4,258.	295,800	688,600	688,600	Year End Roll	1/3/2017
2016	101	FV	274,100	0	4,258.	252,000	526,100	526,100	Year End	1/4/2016
2015	101	FV	262,800	0	4,258.	219,100	481,900	481,900	Year End Roll	12/11/2014
2014	101	FV	262,800	0	4,258.	202,700	465,500	465,500	Year End Roll	12/16/2013
2013	101	FV	262,800	0	4,258.	192,800	455,600	455,600		12/13/2012

!14048!

PRINT

Date	Time
12/11/20	03:55:51

LAST REV

Date	Time
03/29/17	12:52:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14048

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHERN THOMAS R	1494-14		7/27/2016		832,000	No	No		
DENARO JAMES F	1486-70		3/4/2016	Change>Sale	500,000	No	No		
TARANTINO MICHA	1205-88		5/24/1999		354,900	No	No		
TARANTINO KAREN	1198-51		12/16/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2016	347	Re-Roof	6,325					reroof
3/8/2016	242	Add Bath	50,000					add mst bath redo
6/23/2003	497	Siding	11,000					
4/12/1994	118	Manual	3,000					WDK 10X29

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2017	SQ Returned	MM	Mary M
7/11/2016	Inspected	DGM	D Mann
7/11/2016	Permit Visit	DGM	D Mann
3/21/2009	Inspected	197	PATRIOT
11/25/2008	Measured	345	PATRIOT
6/30/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
3/1/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4258		Sq. Ft.	Site		0	70.	1.29	7									383,418						383,400	

Total AC/HA: 0.09775 | Total SF/SM: 4258 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 383,418 | Spl Credit | Total: 383,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31964278
Const Adj.:	1.06049991
Adj $ / SQ:	188.930
Other Features:	137250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	573520
Depreciation:	26382
Depreciated Total:	547138

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 3			HB 1	

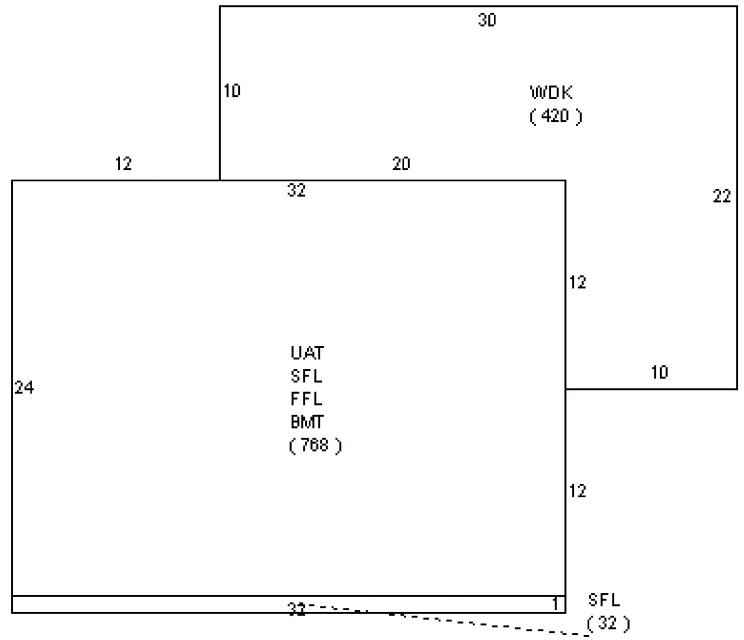
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	207.82
Special Features:	0	Val/Su Net:	185.58
Final Total:	547100	Val/Su SzAd	348.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	188.930	151,144
BMT	Basement	768	90.690	69,647
FFL	First Floor	768	188.930	145,098
WDK	Deck	420	8.890	3,733
UAT	Upper Attic	192	75.570	14,510
	Net Sketched Area:	2,948	Total:	384,132
Size Ad	1568	Gross Are	3524	FinArea 1952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0011-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1994	0.00	T	20	101						

More: N | Total Yard Items: | Total Special Featues: | Total: